

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R29133 ✓

10/11

Property Information

property address: 2000 S TEXAS AVE  
legal description: HILLCREST, BLOCK U, LOT 1-4 & ADJ TR IN Z.PHILLIPS, "CASA LOMA MOTEL"  
owner name/address: WEIR, GEORGE  
8992 WHITE CREEK RD  
COLLEGE STATION, TX 77845-6108  
full business name: Casa Loma Motel  
land use category: \_\_\_\_\_ type of business: motel  
current zoning: C3 occupancy status: occup  
lot area (square feet): 47700 frontage along Texas Avenue (feet): 202  
lot depth (feet): 224 sq. footage of building: 12,541  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

# of buildings: 2 building height (feet): 16 # of stories: 1  
type of buildings (specify): Siding - stone at bottom  
building/site condition: 3  
buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) side  
approximate construction date: 1950 accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☐ yes ☒ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use  
# of signs: 1 type/material of sign: metal - electric  
overall condition (specify): old - faded, electric not working  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 25  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: good  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☒ no

if yes, which ones:

meet adjacent separation requirements: ☒ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

### Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: overgrown in places - not maintained at front

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

### Other Comments:

old - run down major eyesore